

Landscape and Visual Appraisal Addendum

Sheringham Recycling Centre



May 2023



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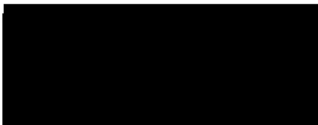
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APPENDIX A LANDSCAPE MITIGATION PLAN

1 Introduction

Summary

- 1.1.1 Lanpro have been appointed by [REDACTED] to prepare an addendum (the 'Addendum') to the landscape and visual appraisal (LVA) to advise on recent changes to the landscape and visual implications of a proposed relocated recycling centre (the 'Development') at land north of Holt Road, East Beckham, near Sheringham (the 'Site'). The information within this Addendum will be used to support a full planning application for the Development. Norfolk County Council (the 'Council') provides recycling centres for the disposal of household waste under section 51 of the Environmental Protection Act 1990. The Council is proposing to relocate an existing facility, Sheringham Recycling Centre, to land to the north of Holt Road.
- 1.1.2 This Addendum addresses the baseline conditions of the Site and its surroundings and potentially susceptible landscape and visual receptors which are likely to be affected or altered by the recent changes to the Development.
- 1.1.3 This Addendum is supported by figures and drawings that are found within the LVA Appendices A and B and which are not altered by the recent changes to the Development. The exception is the following drawing that is altered by the recent changes and found within Appendix A to this Addendum:
- Drawing 2735-00-201: Landscape Mitigation Plan (Rev D)

Study Areas

- 1.1.4 The Study Areas are not altered by the recent changes to the Development.
- 1.1.5 The methodology for the Addendum is not altered by the recent changes to the Development and is based on current best practice guidance, set out in The Landscape Institute's GLVIA3 (2013)¹.

¹ Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Routledge, London.

2 The Development

Summary

2.1.1 The Development covers an area of approximately 0.34 hectares to provide a new recycling centre (RC) to complement the Norfolk County Council (NCC) upgrading of the network of recycling centres across the county and this is not altered with the recent changes to the Development. This Addendum does take account of the following changes as a result of comments from the Lead Local Flood Authority (LLFA), along with comments raised by North Norfolk District Council (NNDC) and the Natural Environment Team at Norfolk County Council (NCC) and have resulted in minor changes to the Site layout as follows:

- West boundary: This will be replaced with additional acoustic fencing. The noise assessment concludes that an acoustic barrier should be provided only as mitigation on the northern boundary of the Site. However, and whilst it is not considered a requirement, the applicant will extend the acoustic fence along the western boundary to provide additional noise attenuation above to that which is considered necessary.
- Swales: Recalibration of the bio-retention swale(s) along the eastern and western boundaries of the Site at the request of the LLFA.
- Old Carriageway: The old section of carriageway to the south of the Site is proposed to be planed out and the sub-grade loosened giving a depth of approximately 300mm depth of topsoil for planting. This will also include the scope for 1m³ tree pits to be excavated and backfilled with topsoil; and
- Site layout: Updates to the site layout to include new cycle stands, additional hardstanding for the welfare units and the provision of a rain garden.

3 Landscape Legislation and Policies

Legislation and Policies

- 3.1.1 The current legislation, policy and guidance relevant to the LVA are not altered by the recent changes to the Development.

4 Baseline Conditions

- 4.1.1 The existing environment in terms of landscape character and visual amenity is not altered by the recent changes to the Development.

5 Embedded Mitigation Measures

Summary

5.1.1 The landscape and visual mitigation measures are altered by the recent changes to the Development. Drawing 2735_00_201 Landscape Mitigation Plan (Revision C), Appendix A illustrates these proposed changes, which include:

- Hedge to west boundary: This will be replaced with additional acoustic fencing. The noise assessment concludes that an acoustic barrier should be provided only as mitigation on the northern boundary of the Site. However, and whilst it is not considered a requirement, the applicant will extend the acoustic fence along the western boundary to provide additional noise attenuation above to that which is considered necessary.
- Swales: Recalibration of the bio-retention swale(s) resulting in modifications to the proposed planting along the eastern and western boundaries of the Site.
- Off-Site planting: The provision of off-site planting within the old carriageway to the south of the Site, outside the application red line boundary between the existing A148 Holt Road and layby accessing the recycling centre. This old section of carriageway is proposed to be planed out and the sub-grade loosened giving a depth of approximately 300mm depth of topsoil for planting. This will also include the scope for 1m³ tree pits to be excavated and backfilled with topsoil. These tree pits would be located to avoid underground utilities and ensure any field gates or other areas remain open for vehicular access. The proposal is to create an area of mixed scrub with species such as Dogwood, Field Maple, Field Rose, Hawthorn, Holly, Dog Rose, Alder and Oak; and
- Site layout: Updates to the to include new cycle stands, additional hardstanding for the welfare units and the provision of a rain garden, which will require modification to the proposed tree and shrub planting in these locations.

6 Assessment of Likely Landscape and Visual Effects

Summary

6.1.1 This section covers the likely landscape and visual effects resulting from the recent changes to the Development during the construction and operational periods (Years 1 and 15).

- To the south, the boundary with the old Holt Road would be subject to some tree removal to facilitate the Development, but the new tree and shrub planting would comprise a native hedgerow and occasional tree cover in place of the original defunct hedgerow. The recent changes to the Development have resulted in the deletion of a small number of new trees to allow for sight lines and the modifications to the bio-retention swale in this location.
- To the east, the boundary would retain its existing hedgerow with the addition of some new small trees, but with the deletion of a small number of new trees to allow for the modifications to the bio-retention swale as requested by the LLFA.
- To the west, the boundary was to support a new hedgerow and some small trees to link in with the existing hedgerows bordering the old Holt Road, but this is altered with the recent changes and replaced with a new acoustic fence. There would also be more hardstanding along this boundary to accommodate the cycle stands and the access to the welfare building.
- To the north, the boundary with the open arable landscape would not alter with the recent changes to the Development.

Landscape and Visual Sensitivity

6.1.2 Landscape and visual sensitivity of the receptors is not altered with the recent changes to the Development.

Effects of Construction: Landscape and Visual

6.1.3 Potential landscape and visual effects during the construction of the Development are not altered with the recent changes to the Development.

Effects of Operation: Landscape and Visual

Magnitude of Landscape Effects

6.1.4 Potential landscape and visual effects during the operation of the Development are altered with the recent changes as set out below.

6.1.5 For the immediate contact of the Site, the level of likely landscape effects is not altered with the recent changes of the Development and is considered to remain at a **Small** magnitude of change.

6.1.6 With embedded mitigation at Year 15, the changes to the landscape baseline elements are altered however and this is considered to result in a **Small** magnitude of change (from **Small-Negligible**). This alteration in findings is due to the proposed change of use of the

land within the Site, which is currently an agricultural field, and the potential reduction of the new hedgerow boundaries to provide acoustic fencing to the west. The Site, as an agricultural field currently forms a relationship with the other fields to each side, which gives a prevailing agricultural character to the setting to the distinctive ‘plotlands’ settlements at High Kelling and Sheringwood. This is also an open location within a wider agricultural setting where surrounding development is not widely evident, since it is moderated by the adjacent to the areas of mature woodland to the north, west and east. The reduction in hedgerow boundaries to the Site due to the recent changes of the Development is therefore a key consideration in reducing the ability of the Site to accommodate change.

6.1.7 For the Site, the level of likely effects is not altered by the recent changes of the Development and is likely to remain at a **Medium** magnitude of change.

6.1.8 With embedded mitigation, at Year 15, the changes to the landscape baseline elements are however altered to result in a **Medium** magnitude of change (from **Medium-Small**). This alteration in findings is due to the Site forming part of an agricultural field with proposals for change where the level of proposed mitigation has reduced on the western boundary with the replacement of the new hedgerow with an acoustic fence. The agricultural use within the Site would also be replaced by a staff welfare building at 2.65m in height and a re-use building with solar panels at 3.7m in height. There would also be areas of vehicle hardstanding and access into the Site. The boundary fencing would also comprise a 2.5m high chain link fence and so the recent changes in mitigation is a key consideration in helping these elements to be assimilated into the landscape.

Overall Landscape Effects: Operation Year 1

6.1.9 For the immediate context of the Site, the overall level of effect is not altered and remains at **Minor Adverse**.

6.1.10 For the Site, the overall level of effect is not altered and remains at **Moderate Adverse**.

Overall Landscape Effects: Operation Year 15

6.1.11 For the immediate context of the Site, the overall level of effect is altered and is considered to be **Minor Adverse** (from **Minor Adverse-Negligible**).

6.1.12 For the Site, the overall level of effect is altered and is considered to be **Moderate Adverse** (from **Moderate-Minor Adverse**).

Magnitude of Visual Change

6.1.13 For the immediate context of the Site, the level of likely effects is not altered with the recent changes and is considered to remain at a **Small** magnitude of change.

6.1.14 With embedded mitigation at Year 15, the changes to the visual baseline elements are altered and are considered to give rise to a **Small** magnitude of change (from **Small-Negligible**). This alteration in findings is due to the Site being part in a rural landscape and its ability to be comfortably assimilated into its setting. The enhancement of its boundaries and new planting are appropriate in this context, in helping reinforce the boundaries visually. Mature woodland to the west and south of the Site provides some screening from this direction, but there would be limited screening from the east and west from Britons Lane and the A148 and so a robust boundary to the Site is key.

6.1.15 For the Site, the level of likely effects on the visual resource is not altered with the recent changes and is considered to remain at a **Medium** magnitude of change.

- 6.1.16 With embedded mitigation at Year 15, the level of likely effects on the visual resource are altered and considered to give rise to a **Medium** magnitude of change (from **Medium-Small**). This alteration is due to the opening up of the Site to facilitate the new vehicle access and there would also be a reduced amount of hedgerow due to its replacement with acoustic fencing on the northern and western boundaries. The current scheme allows for some new tree cover but the taller tree species, that are reflective of the surrounding mature woodland areas, are not able to be accommodated, particularly as the swale limits the ability to provide additional planting mitigation. The main effects would be experienced at close range since the wooded backdrop of Sheringwood and other surrounding woodland making up the wooded glacial ridge would limit long-range views of the Site.

Overall Visual Effects: Operation Year 1

- 6.1.17 For the immediate context of the Site, the overall level of effect is not altered with the recent changes and is considered to remain at **Minor Adverse**.
- 6.1.18 For the Site, the overall level of effect is not altered with the recent changes and is considered to remain at **Medium Adverse**.

Overall Visual Effects: Operation Year 15

- 6.1.19 For the immediate context of the Site, the overall level of effect is altered and is considered to be **Minor Adverse** (from **Minor Adverse- Negligible**).
- 6.1.20 For the Site, the overall level of effect is altered and is considered to be **Moderate Adverse** (from **Moderate-Minor Adverse**).

7 Assessment of Residual Landscape Effects

Overview

7.1.1 This section covers the likely residual landscape and visual effects resulting from the recent changes to the Development during the construction and operational periods (Years 1 and 15).

- To the south, the boundary with the old Holt Road would be subject to some tree removal to facilitate the Development, but the new tree and shrub planting would comprise a native hedgerow and occasional tree cover in place of the original defunct hedgerow. The recent changes to the Development have resulted in the addition of further planting outside the red line boundary within the old carriageway, which will assist with assimilation of the Site into the landscape at the residual stage of the Development.
- To the east, the boundary would retain its existing hedgerow with the addition of some new small trees, and this would establish as a mature hedgerow to help re-inforce the landscape pattern of hedgerows.
- To the west, the boundary would support a new acoustic fence, but this is not a typical feature of the agricultural landscape. There would be more hardstanding along this boundary to accommodate the cycle stands and the access to the welfare building, which would form an incongruous boundary in this direction.
- To the north, the boundary with the open arable landscape would not alter with the recent changes to the Development and would remain as an open swale with no planting, but would form an incongruous boundary in this direction.

Residual Effects on Character of the Site and its Immediate Context

7.1.2 For the immediate context of the Site, the changes to the fabric of the Site would introduce new native planting, and hedgerows would be retained and improved through introduction of additional tree and shrub planting, but only to the east. It is acknowledged the Site is located within the Norfolk Coast AONB, but it was selected with careful consideration of alternatives, including extension of the nearby existing site. The location selected is very close to the existing facility with good access to the road network and is well contained by existing tree and shrub cover that borders the highway, which would help with the assimilation of the Site.

7.1.3 For the Site itself, although the Development would be implemented within a framework of new and existing field margins and utilise existing landform, it would be less able to accommodate the specific proposed change without undue adverse effects due to the reduced amount of planting along its boundaries as a result of the recent changes.

Magnitude of Residual Landscape Change

7.1.4 For the immediate context of the Site, the magnitude of residual change is altered with the recent changes and is considered to be **Small** (from **Small-Negligible**). This alteration in findings is due to the treatment of the Site boundaries and the limited scope to provide native hedgerows and trees that are key characteristics of the surrounding agricultural landscape.

7.1.5 For the Site, the magnitude of residual change arising from the Development is altered and is considered to be **Medium** (from **Medium-Small**). This alteration in findings is due

to open nature of the Site at close range and the lack of hedgerow cover in the immediate landscape. The Site is however set in close proximity to the busy road network of the A148 that is not far from road noise and the visual intrusion of passing vehicles and so the presence of a recycling facility would not be visually discordant in this context. These busy road networks do also retain a strong rural character associated with their bordering thick, tall hedges, trees and biodiverse verges, especially where sections are 'by-passed' such as this section of old Holt Road. The bordering vegetation associated with this 'by-pass' section therefore helps to assimilate the Development into the landscape to a more acceptable level in planning terms. The additional native scrub mix on the old section of carriageway would also help provide mitigation in views from the south and east-west along Holt Road.

Overall Residual Landscape Effects on Character of Site and Immediate Context

- 7.1.6 For the immediate context of the Site, the overall level of residual effect is altered and is considered to be **Minor Adverse** (from **Minor Adverse-Negligible**).
- 7.1.7 For the Site itself, the overall level of residual effect is altered with recent changes and is considered to be **Moderate Adverse** (from **Moderate-Minor Adverse**)

Residual Effects on Landscape Type or Character Areas

Magnitude of Residual Landscape Change

- 7.1.8 For the immediate context of the Site, the magnitude of residual change arising from the Development is altered to **Small** (from **Small-Negligible**).
- 7.1.9 For the Site, the magnitude of residual change arising from the Development is altered with recent changes and is considered to be **Medium** (from **Medium-Small**).

Overall Residual Landscape Effects on Landscape Type of Character Area

- 7.1.10 For the immediate context of the Site, the overall level of residual effect is altered with recent changes and is considered to be **Minor Adverse** (from **Minor Adverse-Negligible**)
- 7.1.11 For the Site itself, the overall level of residual effect is altered with recent changes and is considered to be **Moderate Adverse** (from **Moderate-Minor Adverse**).

8 Assessment of Residual Visual Effects

Overview

- 8.1.1 This section covers the likely residual visual effects resulting from the recent changes to the Development during the construction and operational periods (Years 1 and 15).

Viewpoint Assessment

- 8.1.2 Visibility of the Development within immediate context of the Site would be limited to views from the old Holt Road, the A148 and Britons Lane and there is no alteration to this position with the recent changes to the Development.

Selected Viewpoints

- 8.1.3 Eight viewpoints were selected from surrounding receptors that could potentially experience visual change resulting from the Development and there is no alteration to this position with the recent changes to the Development.
- 8.1.4 From four of the proposed viewpoints (V1, V6, V7 and V8) there would be no visibility of the Site and its boundaries (due to extensive areas of intervening woodland cover) and this would not alter with the recent changes to the Development. **Table 8 to 11** below shows those viewpoints that would have alteration to their findings with the recent changes to the Development.

Residential Properties

- 8.1.5 Potential visual effects on residential receptors during the construction and operation (years 1 and 15) of the Development are not altered with the recent changes to the Development.


Table 8 Viewpoint V2 – PRow Bridleway, Britons Lane					
<p>Viewpoint Baseline:</p> <p>The view is from the start/finish of the public bridleway as it emerges from woodland onto Britons Lane looking west towards the Site. The view looks across agricultural land which in general is flat. There is no significant vegetation between the viewpoint and the Site and bracken grows within the roadside verge in the foreground. Whilst there is a relatively new hedge along the east boundary of the Site, this is not discernible from this viewpoint.</p> <p>Beyond the Site to the west, the skyline is defined by woodland at Sheringham Wood and Old Wood and woodland associated with the Hilltop Outdoor Centre, which provides a strong backdrop to the view.</p> <p>Receptors:</p> <p>This viewpoint is primarily representative of views available to public bridleway users. Users of the Britons Lane travelling in vehicles will experience a similar view, albeit obliquely and the main focus of the car passengers will be perpendicular to this view.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
<p>Views would be experienced by users of the public bridleway, but only on their emergence from the woodland. The close proximity to the roadside is likely to be a detractor, as PRow users are likely to be focussed on road safety rather than their experience of the landscape.</p> <p>Susceptibility to change is therefore considered to be Medium.</p>	<p>The Site is within the AONB and is therefore assessed as High.</p>	<p>On balance, the sensitivity of the view is considered to be medium, as the rural setting of the PRow contributes to the receptors experience along the route. but due to the close proximity to Briton’s Lane, there are some detracting features within view.</p>	<p>During the construction phase there will be some visual disturbance to the skyline with larger vehicles/plant which will be visible across the field above the Site boundary hedgerows.</p> <p>The construction activities associated with the Development will be readily noticeable and change the view’s composition but, due to being in the middle distance, will not dominate the experience and the extended appreciation of Sheringham Wood and Old Wood as background features..</p>	<p>At Year 1 the structures, buildings and tall features of the Development at 2.65m will be visible in the view. The existing hedgerows and new planting around the boundaries of the Site will be barely discernible, as this has yet to mature.</p> <p>There will be vehicle activity, including noise and disturbance associated with the Site’s operation which will be perceptible from the viewpoint.</p>	<p>By Year 15 the existing hedgerow along the east boundary of the Site will have established and the new small tree planting within this section of hedgerow will provide screening of the Development during the summer season. In the winter season, the tall structures such as the containers and Site welfare buildings may be visible through the open branch structure of the small tree cover. The line of new trees along the east boundary of the Site will also be discernible features above the line of the existing hedgerow, and will be progressing to full maturity.</p> <p>The mature/maturing vegetation will complement that already in the scene, and will be appropriate to the character of the area.</p>
Medium	High	Medium	Medium, Adverse	Medium, Adverse	Small, Adverse (<i>updated</i>) Small-Negligible, Beneficial (<i>previous</i>)
Level of Effect			Moderate	Moderate	Minor (<i>updated</i>) Minor-Negligible (<i>previous</i>)


Table 9					
Viewpoint V3 – A148					
<p>Viewpoint Baseline:</p> <p>The view is located on the verge of the A148 looking towards the Site in a north-westerly direction. The carriageway of the A148 is clearly visible in the foreground to the left of the view.</p> <p>There will be visibility of the Site from this location, however there is intermittent existing vegetation along the northern verge of the old Holt Road which will provide some screening of the Site, especially in the summer season.</p> <p>Along the skyline, and in the background, the Site is set in the context of woodland at Marlpit Plantation, Old Wood and the Hilltop Outdoor Centre. This woodland is a prevalent characteristic of the landscape.</p> <p>The existing recycling facility is not visible in the view.</p> <p>Receptors:</p> <p>This viewpoint is representative of views available to people travelling westward along the A148. Those traveling east will have the Site behind them.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Motorists travelling along the A148 are typically a range of road users travelling between Cromer, Sheringham and Holt. Views would be experienced by users of the road and typically travelling at the speed limit (50mph), where focus is on the road ahead and the view would be seen obliquely as part of the wider landscape. Whilst motorist using the junction (or waiting behind others to do so) will be stationary, they will be focussed on the traffic, not the view. Susceptibility to change is therefore considered to be Low for road users.	The Site is within the AONB and is therefore assessed as High .	The sensitivity of the view is considered to be Medium , as although there is a rural quality to the view the main road and the proximity to the junction with Britons Lane significantly reduces the receptors' sensitivity.	During the construction phase there may be some visual disruption to the skyline with larger vehicles/plant which may be glimpsed across the field through the existing open hedgerow.. This view, however, will be fleeting as vehicles will be travelling at speed and concentrating on road conditions and other traffic. Whilst the construction activities would be a noticeable feature of the view, it would not constitute an extensive proportion. The construction activities would be noticeable in the context of the wooded backdrop, albeit relatively fleetingly. The magnitude of change is considered to be Small .	At Year 1, there will be views of the Development through the intermittent roadside vegetation and above the eastern boundary hedgerow to the Site. The associated structures, buildings, containers and features of the Development will contrast with the background of the woodland. There will be activity associated with the daily operation of the Development. It is considered the Development would result in a Medium magnitude of change.	By Year 15 the existing hedgerow along the east boundary of the Site will have established and the new tree planting within this section of hedgerow will provide screening of the Development during the summer season. In the winter season, the tall structures such as the containers and Site welfare buildings may be visible through the open branch structure of the tree cover. Furthermore there will be trees which will have exceeded this and will continue to grow to provide a new landscape feature to complement the generally wooded character surrounding the Site. It is considered that with the effect of the mature and maturing vegetation, will compliment that already in the scene at Year 15.
Low	High	Medium	Small, Adverse	Medium, Adverse	Small, Adverse (<i>updated</i>) Small-Negligible, Beneficial (<i>previous</i>)
Level of Effect			Minor	Moderate	Minor (<i>updated</i>) Minor-Negligible (<i>previous</i>)

Table 10

Viewpoint V4 – PRoW Footpath, East Beckham FP4

Viewpoint Baseline:

The view is located on the public footpath East Beckham FP4 looking north towards the Site from a higher elevation (approximately 90m AOD) in the landform. In the foreground is an agricultural field, currently used for pig rearing with its associated various structures and sties.

The view is bisected by the A148, the line marked by hedging and plantation, however the vegetation is not continuous and vehicles can be seen passing east/west and west/east across the view.

Part of the Site can be seen through the gap in the vegetation, and in the photograph this is seen as a light-coloured field area.

The skyline is defined by woodland backdrop at Old Wood and the Hilltop Outdoor Centre, which appears to envelop the Site.

The existing recycling facility is not visible in the view.

Receptors:

This viewpoint is representative of views available to public footpath users. At times the views are direct, but more generally they are oblique since the footpath takes a 'dog-leg' alignment.



Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Views would be experienced by users of the public footpath within a protected landscape where views of the surroundings are an important contributor to the experience. Susceptibility to change is therefore considered to be High .	The Site is within the AONB and is therefore assessed as High .	Overall, the sensitivity of the view is considered to be Medium as, whilst in the AONB, the presence of the A148 is a discordant feature with both visual and aural distractions from movement and noise.	Activity related to the construction phase will be visible, but only through the gap in the existing plantations that border the A148. The Site will form only a small portion of the view, and there is already vehicular activity along the A148 which is a detractor. Magnitude of change is considered to be Small , temporary and reversible.	At Year 1, once constructed there will be glimpses of the Development through the gap between the plantations that border the A148. It may be possible to see some on-Site activity, but the existing vehicular movements along the A148 will continue to be a distraction from this location. It is considered that the Development would constitute a Small magnitude as, whilst it only occupies a small portion of the view, it would introduce a new discordant feature that is not currently typical to this landscape.	By Year 15, the younger plantation along the A148 will have matured further and will be more prominent in the mid view. This plantation will reduce the visibility of the Development slightly, but not completely. Due to the arrangement of the Development there will be planting along the frontage, including the old carriageway section that will be able to grow up to screen the Development, and reduce its presence in the view.. It is considered that the Development would constitute a Small magnitude as, it only occupies a small portion of the view. The Development would introduce a new discordant feature, but the new planting along the southern boundary will assist with mitigation..
High	High	Medium	Small, Adverse	Small, Adverse	Small, Beneficial (<i>updated</i>) Negligible, Neutral (<i>previous</i>)
Level of Effect			Minor	Minor	Minor, Beneficial (<i>updated</i>) Negligible (<i>previous</i>)

Table 11
Viewpoint V5 – Holt Road

Viewpoint Baseline:

The view is located on the former line of the Holt Road, which is by-passed by the new alignment of the A148 and looks towards the Site in an easterly direction.

Part of the Site can be seen along the ‘tunnel’ of woodland vegetation that borders the former Holt Road.

Beyond the Site small sections of fields and further woodland is just visible.

The existing recycling facility is not visible in the view.

Receptors:

This viewpoint is representative of views available to road users accessing the existing recycling facility or users of the Hilltop Outdoor Centre which has its access from this section of road.



Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Views would be experienced primarily by users of the existing recycling facility, or the activity centre. Susceptibility to change is therefore considered to be Low . Any pedestrians along the former Holt Road will also be aware of the distracting influence of the noise from traffic using the A148.	The Site is within the AONB and is therefore assessed as High .	Overall, the sensitivity of the view is considered to be Medium as, whilst in the AONB, the view is not the reason for receptors to be there and to appreciate the landscape.	Activity related to the construction phase will be visible at the end of the tunnel of vegetation and will become a framed vista, especially with the removal of roadside vegetation to facilitate the works. The Development will form only a small portion of the view, but it will be a focus due to the tunnelling effect of the existing vegetation.. It is considered therefore that the magnitude of change is considered to be Medium .	At year 1, the Development will result in uncharacteristic elements within the framed view. The nature of the Development layout is such that the frontage will be planted, but the new trees and hedgerow will have not yet had time to establish and mature. The Site will form only a small portion of the view, but it will be a focus and be framed by the tunnelling effect of the existing vegetation– although only briefly. It is considered therefore that the magnitude of change is considered to be Medium .	By Year 15, the planting on the Site will have established. Whilst there is some planting along the Site frontage the trees planted in the biofiltration units will have established and will provide some screening. It will not be possible to fully screen the Development from this view, but the new trees along the Site frontage and within the old carriageway will assist with screening and the development will occupy only a small portion of the view. In light of the trees’ anticipated contribution, the magnitude is expected to remain as Small , but Beneficial due to the addition of the new native planting .
Low	High	Medium	Medium, Adverse	Medium, Adverse	Small, Beneficial (<i>updated</i>) Small, Adverse (<i>previous</i>)
Level of Effect			Moderate	Moderate	Minor

9 Conclusions

Summary

- 9.1.1 The Development comprises a new recycling centre to complement the Norfolk County Council (NCC) expanding network of recycling centres across the county. This Addendum is prepared to support a full planning application and includes an updated appraisal of the recent changes to the Development and the landscape and visual effects during the operation, following completion (operation Years 1 and 15) and decommissioning of the Development.
- 9.1.2 As well as the proposed infrastructure, the Development will include embedded landscape mitigation measures to help with the assimilation of the recycling facility within the surrounding landscape. The Site falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the landscape mitigation will be designed and managed to address any potential effects on this designated landscape. This mitigation includes an extensive area of new native scrub on the old carriageway to the south of the Site.
- 9.1.3 In terms of effects on the Landscape Receptors (Landscape Character Area GR1: Wooded Glacial Cromer Ridge and AONB Landscape Character Area WP2: Holt to Cromer Woodland with Parkland), the impacts of the Development for the Site would give rise to adverse effects with the recent changes to the Development. This is due to the nature of the Development within a surrounding flat landscape, but this landscape supports a strong structure such as woodland, trees and hedgerows and it is therefore anticipated that landscape effects resulting from the Development would be limited to areas in close proximity to the Development at a localised level.
- 9.1.4 In terms of effects on the Visual Receptors, eight viewpoints were selected and the subsequent fieldwork identified from four of these viewpoints (V1, V6, V7 and V8) there would be no visibility. It is anticipated that visual effects resulting from the Development would be limited to areas in close proximity to the Development at a localised level from the remaining viewpoints.
- 9.1.5 The immediate context to the Site is capable of some change. This ability to accept change is due to the wide mix of woodland types that are jumbled together to form a cohesive area of woodland that extends along the Cromer Ridge. The presence of this woodland in the farmed landscape, along with the low-level nature of the Development would have a key role in reducing the magnitude of change and in mitigating the presence of the Development in the AONB to an acceptable level in planning terms.
- 9.1.6 Settlements such as High Kelling and Sheringwood have been 'planted' within these jumbled woodland areas and over former common land during the early C20th. These settlements have subsequently grown, but their diminished presence in the farmed landscape is testament to the woodland that helps with their assimilation into the surrounding AONB. The Development would bring forward proposed mitigation, that over time would have beneficial effects through creating new landscape features such as hedgerows and tree groups. These features would assimilate with these cohesive areas of woodland and in same manner as the 'planted' settlements and 'plotlands', the Development would benefit from having a comfortable presence in the landscape. This woodland and mature tree cover forms part of the distinctive landscape settings of Holt and Sheringham as well as the unique C20th 'plotland' settlements of High Kelling, Alymerton and Sheringwood and the Development would not affect the function and purpose of this woodland and its inherent sensitivity as a key feature of the AONB.

Appendix A LANDSCAPE MITIGATION PLAN

